

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of the Commonwealth of Massachusetts (appearing in Massachusetts General Laws (Ter. Ed.) Chapter 121, as amended) and having its principal office in Boston, Suffolk County, Massachusetts, in pursuance of its powers as set out in said Housing Authority Law and every other power thereunto enabling determined that the area or areas hereinafter described within the City of Boston constitute a substandard and decadent area as defined in Section 26J of the Housing Authority Law, and further determined in accordance with Sections 26KK and 26ZZ of said Law and all other powers granted by said Chapter 121 that a project for the assembly and renewal of said area, hereinafter called the "Charlestown Urban Renewal Area," described in "Annex A," ought to be undertaken in said City; and

WHEREAS, on March 25, 1965, the Redevelopment Authority approved and adopted an Urban Renewal Plan, as defined in said section 121, for the renewal of said area, said plan being entitled, "Charlestown Urban Renewal Plan"; and

WHEREAS, the Authority acting as the Planning Board of said City, the City Council of said City and the Department of Commerce and Development have severally approved the said Renewal Plan and project



and made appropriate findings in connection therewith, all in accordance with the provisions of law; and

WHEREAS, the City of Boston and said Redevelopment Authority have entered into an agreement, dated June 10, 1965, and entitled, "Cooperation Agreement," providing among other things for a contribution by said City in connection with the carrying out and completion of said Urban Renewal Plan; and

WHEREAS, public hearings on said Urban Renewal Plan and Charlestown Project have been held, after due notice, including public hearings by the said Redevelopment Authority; and

WHEREAS, the Boston Redevelopment Authority, with the written approval of the Mayor of the City of Boston and the Department of Commerce and Development, has entered into a Loan and Grant Contract, dated October 22, 1965, with the Housing and Home Finance Agency under Title I of the Housing Act of 1949, as amended, providing for Federal financial assistance in connection with the carrying out and execution of said Urban Renewal Plan; and

WHEREAS, the Redevelopment Authority has determined that the taking in fee simple by eminent domain of said area, as hereinafter described, is necessary and reasonably required to carry out the purposes of the Housing Authority Law and said Urban Renewal Plan; and

WHEREAS, the Redevelopment Authority in accordance with the provisions of Section 26P, subparagraph (b), of said Housing Authority Law has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by General Laws (Ter. Ed.) Chapter 79, Section 40.

NOW, THEREFORE, ORDERED that the Boston Redevelopment Authority, acting under the provisions of the Housing Authority Law and without limiting the generality of the foregoing section 26P, subparagraph



(b) of General Laws (Ter.Ed.) Chapter 121, and all other authority thereunto enabling, and pursuant to the applicable provisions of General Laws (Ter.Ed.) Chapter 79, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simply by eminent domain for the purposes hereinbefore set forth, the area or areas located in the City of Boston as hereinafter described, including all parcels of land therein, together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee to the center of any and all public streets, highways and public ways, contiguous and adjacent to said area or areas, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto, being bounded and described in "Annex B" attached hereto and made a part hereof as though incorporated herein in full and being shown on the following plans:

- a) Two (2) sheets, dated March, 1963, revised May, 1963, and drawn by Whitman & Howard, Inc., Engineers, 89 Broad St., Boston, Mass., and entitled "Property Line Map, Little Mystic Project Charlestown, Mass, R-55, Plans Nos. P1 and P2 of 7".
- b) Three (3) sheets dated January 29, 1964, revised September, 1965, and drawn by City of Boston Assessors, entitled, "Property Map Charlestown Project Mass. R-55, Boston Redevelopment Authority Boston - Suffolk County - Massachusetts, Segment - 34 & 35, Map 6 of 20; Segment 12 & 18, Map 17 of 20 and Segment 29 & 33 of Map 19 of 20".

c) Two (2) sheets, dated July 14, 1965, and drawn  
by Henry F. Bryant & Sons, Inc., Engineers, entitled,  
"Property Line Map, Massachusetts Bay Community College  
Site, a Part of Charlestown Project Massachusetts R-55,  
Plans Nos. 1A and 1B of 5".

Copies of the above-mentioned plans are to be recorded with  
this Order of Taking.

AND FURTHER ORDERED that in accordance with the provisions  
of the General Laws, Chapter 79, Section 6, as amended, awards are  
made by the BOSTON REDEVELOPMENT AUTHORITY for damages sustained by  
the owners or owner and all other persons including all mortgagees  
of record having any and all interest in each parcel of the areas  
described in Annex B and entitled to any damages by reason of the  
taking hereby made; the word, "Parcel" as herein used being construed  
to mean any contiguous tract of land in the same ownership, whether or  
not such tract consists of one or more platted lots or a fractional  
part thereof. The Boston Redevelopment Authority reserves the right  
to amend the award or to increase the amount of damages to be paid at  
any time prior to the payment thereof for good cause shown. The awards  
hereby made are set forth in Annex C, which Annex C is not to be  
recorded in the Registry of Deeds with this Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston  
Redevelopment Authority cause this order of taking to be recorded  
in the office of the Suffolk County Registry of Deeds.


IN WITNESS WHEREOF, we, the following members of



Dated: SEP 15 1966

By:

Stephen E. McCloskey

  
George P. Condakes

TEST:  
Kaus J. main

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ANNEX A

CHARLESTOWN URBAN RENEWAL AREA

PROJECT AREA DESCRIPTION

That certain tract of land, referred to as the Charlestown Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at a point which is described by the intersection of the southwesterly property line of W. F. Schraffts & Sons at 529 Main Street, and the Service Road at Sullivan Square;

Thence proceeding in a southeasterly direction paralleling the southwest face of W. F. Schraffts & Sons Factory to intersect with the southerly sideline of the B & M Railroad right-of-way;

Thence turning and running in a generally easterly direction by various courses and distances along the southerly sideline of the Boston & Maine Railroad right-of-way to the easterly sideline of "A" Street;

Thence turning and running in a southwesterly direction along the easterly sideline of "A" Street to Medford Street;

Thence turning and running in an easterly direction along the northerly side of Medford Street to Terminal Street;

Thence turning and running in a generally northeasterly direction along the westerly side of Terminal Street to the B & M Railroad right-of-way;

Thence turning and running in a generally northeasterly direction along the southeasterly sideline of the B & M Railroad right-of-way;

Thence across the B & M Railroad right-of-way to the easterly property line of Wiggin Terminals, Inc., 50 Terminal Street;

Thence turning and running in a generally northeasterly direction along the easterly property line of said Wiggin Terminals, Inc., to the Mystic River U. S. Pierhead Line;



Thence turning and running in an easterly direction along the Mystic River U.S. Pierhead Line to a point intersecting with the extended westerly sideline of property of the U.S. Gypsum Company, 600 Chelsea Street;

Thence turning and running in a southwesterly direction along the westerly sideline of the said U.S. Gypsum Company property to the southerly sideline of said property;

Thence turning and running in a generally easterly direction along the southerly sideline of said U.S. Gypsum property to the easterly sideline of Chelsea Street;

Thence turning and running in a generally southwesterly direction along the easterly sideline of Chelsea Street to the northerly sideline of U.S. Navy Yard Gate No. 4;

Thence turning and running in a generally southeasterly direction along the extension of the northerly sideline of said Gate No. 4 to the intersection of 2nd Avenue;

Thence turning and running in a generally southwesterly direction along the westerly sideline of 2nd Avenue to a point intersecting with the extended southerly sideline of 3rd Street;

Thence turning and running in a generally southeasterly direction along the southerly sideline of 3rd Street to the westerly sideline of 1st Avenue;

Thence turning and running in a generally southwesterly direction along the westerly sideline of 1st Avenue to U.S. Navy Yard Gate No. 1;

Thence turning and running across Water Street to the easterly sideline of Gate No. 1;

Thence turning and running in a generally southwesterly direction along the easterly sideline of Water Street to the northerly property line of Massachusetts Port Authority Hoosac Pier No. 1;



Thence turning and running in a generally southeasterly direction along the northerly property line of Massachusetts Port Authority Hoosac Pier No. 1 to a point intersecting the easterly property line of said MPA Hoosac Pier No. 1;

Thence turning and running in a generally southwesterly direction by various courses and distances along the easterly property line of said MPA Hoosac Pier No. 1 and the U. S. Pierhead Line and the Massachusetts Harbor Line extended to the Boston-Cambridge city boundary line;

Thence turning and running in a generally northwesterly and westerly direction by various courses and distances along the Boston-Cambridge city boundary line to the intersection with the Boston-Somerville city boundary line;

Thence turning and running in a generally northerly direction along the Boston-Somerville city boundary line to a point which is the intersection of the Boston-Somerville city boundary line and the northwesterly sideline of property now or formerly owned by Food Centre Wholesale Grocery, Inc.;

Thence turning and running in a northeasterly direction along the northwesterly sideline of said property now or formerly owned by Food Centre Wholesale Grocery, Inc., and across the B & M Railroad right-of-way to a point on the northeasterly sideline of said right-of-way;

Thence turning and running in a southeasterly direction along the northeasterly sideline of said B & M Railroad right-of-way to a point which intersects the extended northwesterly sideline of Street "A";

Thence turning and running in a generally northeasterly direction along the extended northwesterly sideline of Street "A" to a point which is the intersection of the northwesterly sideline of Street "A" and the southwesterly sideline of Rutherford Avenue;

Thence turning and running in a generally northwesterly direction along the southwesterly sideline of Rutherford Avenue to Cambridge Street;



Thence turning and running in a generally northeasterly direction across Rutherford Avenue and the Service Road at Sullivan Square to a point which is the intersection of the northerly property line of W. F. Schraffts & Sons property at 529 Main Street, and the Service Road at Sullivan Square, which is the point and place of beginning.

The following parcels of land are the only parcels shown by this

#### Order of Taking

Plan	Block	Parcel
6 of 19	92	1
6 of 20	93	1
6 of 20	94	2
6 of 20	94	34
7 & 8 of 20	107	24
7 & 8 of 20	104	4

The above-mentioned parcels are on City of Boston Avenue Map entitled, "Property Map Charlestown Project Area, B-35, Boston Redevelopment Authority District - Suffolk County - Massachusetts, Segment 14 & 15 Map 6 of 20, Segment 12 & 13 Map 17 of 20 and Segment 20 & 21 Map 17 of 20".

Plan	Block	Parcel
P1 of 7	120	6
P1 and P2 of 7	121	4
P1 of 7	121	10

The above-mentioned parcels are on Whitman & Howard Map consisting of 2 sheets entitled, "Property Line Map, Louis Martin Project Charlestown, Mass. B-35, Plans Nos. P1 and P2 of 7".

Plan	Block	Parcel
1A and 1B of 2	122	1

The above-mentioned parcel is on Plan A, Map by Harry F. Brown & Sons, Inc., entitled, "Property Line Map, Massachusetts Bay Community College Site, a Part of Charlestown Project Area, B-35, Plans Nos. 1A and 1B of 2".



ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcels of land are the only parcels taken by this

Order of Taking:

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>
6 of 20	92	1
6 of 20	95	1
6 of 20	95	2
6 of 20	94	14
17 6 of 20	187	28
19 6 of 20	134	4

The above-mentioned parcels are on City of Boston Assessors Map entitled, "Property Map Charlestown Project Mass. R-55, Boston Redevelopment Authority Boston - Suffolk County - Massachusetts, Segment 34 & 35 Map 6 of 20; Segment 12 & 18 Map 17 of 20 and Segment 29 & 33 Map 19 of 20".

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>
P 1 of 7	121	6
P 1 and P2 of 7	121	4
P 1 of 7	121	10

The above-mentioned parcels are on Whitman & Howard Map consisting of 2 sheets entitled, "Property Line Map, Little Mystic Project Charlestown Mass. R-55, Plans Nos. P1 and P2 of 7".

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>
1A and 1B of 5	145G	1

The above-mentioned parcel is on Plan drawn by Henry F. Bryant & Sons, Inc., entitled, "Property Line Map, Massachusetts Bay Community College Site, a Part of Charlestown Project Mass. R-55, Plans Nos. 1A and 1B of 5".



There is included within said area the following parcel  
of registered land:

REGISTERED LAND PARCEL WITHIN TAKEN

AREA

Address: 36-48 Tremont Street  
Certificate No.: 73771, Suffolk Land Registration  
Book 364, page 171  
Owner: Charlotte R. Goodman, Trustee of  
Becca Realty Trust

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SUPPOSED OWNER

The supposed owners of the parcels of land hereby taken  
are as follows:

<u>Parcel</u>	<u>Street Address</u>	<u>Supposed Owner</u>
92-1	68 Bunker Hill & 3-9 Jackson St.	Costas Rafftel c/o Bunker Hill Realty
95-1	66 Bunker Hill St. & 2 Jackson St.	Costas Rafftel c/o Bunker Hill Realty
95-2	52-64 Bunker Hill St. 1-11 Edgeworth St. 4-12 Jackson St.	Charlotte R. Goodman Trustee Becca Realty Trust
94-14	36-48 Tremont St. 13-21 Edgeworth St. 50-62 Ferrin St.	Charlotte R. Goodman Trustee Becca Realty Trust
121-6	152-209 Medford St.	Marquette Cement Mfg. Co.
145G-1	274-384 Rutherford Ave.	Nassif Realty Trust
121-4	81-139 Medford St.	Palmer & Parker
187-28	277 Bunker Hill St.	Arthur Cubell, Tr. A&M Realty Co.
134-4	169-179 Main St.	City of Boston
121-10	231 Medford St.	Americal Packers Box Co., Inc.

The names of the owners herein listed as supposed owners,  
although supposed to be correct, are such only as matter of information,  
opinion and belief and is listed for informational purposes only.



## ANNEX C

## BOSTON REDEVELOPMENT AUTHORITY

# CHARLESTOWN URBAN RENEWAL AREA

### AWARD OF DAMAGES

Awards for ORDER OF TAKING dated

are

as follows:

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>	<u>Damages Awarded</u>
6 of 20	92	1	\$ 9,500
6 of 20	95	1	5,300
6 of 20	95	2	125,000
6 of 20	94	14	
P1 of 7	121	6	267,500
1A and 1B of 5	145G	1	1,000,000
P 1 of 7	121	10	90,000